

Mendip District - Five Year Housing Land Supply - Autumn 2018

Introduction

1. Para 73 of the National Planning Policy Framework (NPPF)¹ states that Local Planning Authorities should identify and update annually a supply of specific **deliverable** sites sufficient to provide a minimum of five years housing against their requirements. This note summarises the current five year land supply position for Mendip District in 2018 It is based an update to the Mendip Housing Trajectory and the latest **progress report** on major sites. Both these documents can be viewed on the Mendip website².
2. This note is not an Annual Position Statement (APS) prepared to meet the requirements of NPPF Para 74. The APS allows for Council to 'fix' its five year supply subject to consultation with developers and submission of evidence for review by the Secretary of State. However, the Council monitors progress on major sites and may publish supplementary information or analysis in support of its five year position or produce an APS in future years.
3. The calculation indicates that the Council can demonstrate a five year supply of 5.7 years based on its adopted plan requirement. As a consequence, policies which relate to the supply of housing in the Local Plan policies must be considered as **up-to-date**, and carry significant weight in the Council's planning decisions. The normal planning balance applies to decision-making and the presumption in favour of sustainable development as set out in in NPPF para 11 is not engaged.

Housing Requirement

4. NPPF Para 73 is clear that five year supply should be based on the requirement in adopted strategic policies where a Local Plan is less than five years old. The relevant strategic policies for housing are set out in the **Mendip District Local Plan Part I: Strategy and Policies 2006-2029** which was adopted on 15th December 2014. This Plan remains in date until December 2019. The adopted housing requirement is 9,635 dwellings over the plan period or 420 dwellings per annum from 2011-2029.
5. NPPF Para 73a requires an additional 5% buffer to be added to the five year supply target. Other buffers may be applied where Council is seeking to fix its five year supply (10%) or where there is under-delivery based on the national Housing Delivery Test. The government expect to publish Housing Delivery test results later in 2018 based on delivery against housing targets in the last three years. The Council estimate delivery has been 22% above target over this period and there is no case to apply a 20% buffer.

Housing Supply

6. Mendip's housing supply is based on estimated completions from housing sites which are judged to be deliverable. This means
 - Sites under construction
 - Major sites (over 10 dwellings) with a full permission but yet to start

¹ Revised in July 2018

² Both the Deliverability evidence and Mendip Housing Trajectory can be found online on the 'Housing Land Supply and Development Monitoring Page' <http://www.mendip.gov.uk/evidencebasehousinglandsupply>

- Minor sites (under 10 dwellings) with full or outline/permission
 - Major sites with outline permission or earlier stages in planning where there is evidence they will start on site in five years
7. Individual sites are identified in the Mendip Housing Trajectory for every settlement in Mendip. The Trajectory shows the contribution of each site to the five year supply. The trajectory is based on survey work which seeks to contact all applicants and agents with a live planning permission to confirm when building will start. The status of other sites is confirmed by officer site visits.
 8. The Council publish a separate **progress report** on major housing sites in the District. This sets out the assumptions on delivery and evidence why the Council consider the site to be deliverable. Sites yet to gain permission may be included such as those allocated in the adopted Local Plan or a housing scheme where the Council have an enabling role. Other sites may be included which are not deliverable but where circumstances may change over the monitoring year.
 9. Small sites (under 10 units) are generally be considered as deliverable within five years. Some small sites are excluded from the supply if the landowner or agent confirms the scheme will not be going ahead within five years or there is a history of non-implementation. Windfall sites are not included in the five year supply.

Five Year Supply Calculation

10. The Council's Five Year supply position is set out on page 3. Table 1 shows housing delivery from 2006. The definition of completions and dwellings in completion figures is explained in the Key and Assumptions' section of the Housing Trajectory. Table 1 shows that 672 dwellings were completed in 2017-2018. Between 2006 and 2018, a total of 5,631 dwellings were completed or 469 dwellings per year.
11. Table 2 calculates the target five year housing supply requirement based on the adopted plan requirement of 420 units per annum. This is 2,100 dwellings over five years. Adding a 5% buffer makes an overall target requirement of 2,205 dwellings. This is the target figure used to test whether the Council has a five year supply.
12. Table 3a shows the estimate of dwelling completions over 5 years from 1st April 2018 to 3^{1st} March 2023. The figures come from the 'annual totals table (page 5 of the Mendip Housing Trajectory). The sum of the five years is a deliverable supply of 2,533 dwellings. Following the inclusion of 'communal accommodation' in the Housing Delivery Test results, an addition to deliverable supply is made for major sites in this category (equating to 33 dwellings).
13. The Council applies a non-implementation allowance as it is generally accepted in five year supply calculations that not all sites with permission get built. The Council's starting point is to use its survey evidence to discount sites which may not proceed. However, to emphasise a realistic approach, a 5% discount is applied to un-started permissions or those with a technical start³. This discount is shown in table 4 and reduces deliverable supply by 73 dwellings to 2,493.
14. Table 5 compares the five year supply requirement against deliverable supply. The adjusted supply of 2,493 dwellings exceeds the calculated five year requirement by 288 dwellings and equates to a supply of 5.7 years.

³ Sites which have a technical start (one which keeps a permission from expiring) which go back more than 10 years are not counted in the five year supply..

MENDIP DISTRICT - CALCULATION OF FIVE YEAR HOUSING LAND SUPPLY

Table 1: Housing Delivery from 2006 - 2018				
	Years	Completions	Target	Variance
1	2006-2007	521	415	106
2	2007-2008	556	415	141
3	2008-2009	557	415	142
4	2009-2010	381	415	-34
5	2010-2011	456	415	41
6	2011-2012	382	420	-38
7	2012-2013	310	420	-110
8	2013-2014	302	420	-118
9	2014-2015	629	420	209
10	2015-2016	477	420	57
11	2016-2017	388	420	-32
12	2017-2018	672	420	252
Net additional dwellings 2006 - 31st March 2018		5631	5015	
Delivery since the start of the plan period (per year)		469		
Delivery in the last 3 years		1537	1260	122%
Table 2: Calculation of 5 Year Requirement				
(a)	Adopted Local Plan requirement	420		
	Requirement over 5 Years (a)x5	2100		
(b)	5% buffer to ensure choice and competition for land	105		
(c)	Total Five Year requirement against supply (a+b)	2205		
Table 3a: Delivery of Dwellings in years 1-5 (Housing Trajectory)**				
	2018-19	552	1	
	2019-20	423	2	
	2020-21	409	3	
	2021-22	576	4	
	2022-23	573	5	
(d)	Total deliverable dwellings 2017/18 - 2021/22	2533		
Table 3b: Delivery of Communal Accommodation				
	Student and Communal Accommodation (bedspaces)	62		
	Estimate of additional deliverable dwellings	33		
	Total deliverable dwellings	2566		
Table 4: Allowance for non-Implementation (NI)				
(e)	No of dwellings in implemented schemes	1070		
	No of dwellings in un-implemented schemes (d)- (e)	1463		
(g)	5% non-implementation allowance (f)*0.05	73		
(h)	Deliverable dwellings with NI allowance	2493		
Table 5. Five Year Supply				
	Five Year Supply Requirement	2205		
	Total deliverable supply (dwellings)	2493		
	Five Year requirement (annual rate) (h)/5	441		
	No of Years supply** (m)/(n)	5.7		
	Margin of dwellings over Five Year supply (m)-(h)	288		
Source: Mendip Housing Trajectory - Autumn 2018 Rev1				
This can be viewed/downloaded from http://www.mendip.gov.uk/evidencebasehousinglandsupply_				